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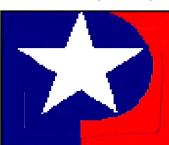
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,394,800 / 1,394,800
USE VALUE: 1,394,800 / 1,394,800
ASSESSED: 1,394,800 / 1,394,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
256		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GALVIN SEAN D/TRUSTEE	
Owner 2: 100-1024 BEACON ST REALTY TR	
Owner 3:	
Street 1: 630 HIGH STREET	
Street 2:	
Twn/City: MEDFORD	
St/Prov: MA	Cntry:
Postal: 02155	Own Occ: N

PREVIOUS OWNER

Owner 1: BATTAGLIA JANE M/FRANK T -
Owner 2: TRS/BATTAGLIA REALTY TRUST -
Street 1: 25 RIDGE WAY
Twn/City: NORTH ANDOVER
St/Prov: MA
Postal: 01845

NARRATIVE DESCRIPTION

This parcel contains 8,532 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1930, having primarily Aluminum Exterior and 6689 Square Feet, with 8 Units, 8 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 8 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		8532		Sq. Ft.	Site		0	80.	0.71	1			Med. Tr	-10					486,688						486,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										22291
										GIS Ref
										GIS Ref
										Insp Date
										11/07/18

USER DEFINED

Prior Id # 1:	22291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:02:12
LAST REV	
Date	Time
04/02/19	14:30:24
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 032.0-0002-0009.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	859,900	0	8,532.	486,700	1,346,600	1,346,600	Year End Roll	12/18/2019
2019	111	FV	790,100	0	8,532.	517,100	1,307,200	1,307,200	Year End Roll	1/3/2019
2018	111	FV	790,100	0	8,532.	377,200	1,167,300	1,167,300	Year End Roll	12/20/2017
2017	111	FV	738,400	0	8,532.	328,500	1,066,900	1,066,900	Year End Roll	1/3/2017
2016	111	FV	738,400	0	8,532.	279,800	1,018,200	1,018,200	Year End	1/4/2016
2015	111	FV	660,800	0	8,532.	273,800	934,600	934,600	Year End Roll	12/11/2014
2014	111	FV	660,800	0	8,532.	225,100	885,900	885,900	Year End Roll	12/16/2013
2013	111	FV	660,800	0	8,532.	214,100	874,900	874,900		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BATTAGLIA JANE	66463-473		12/1/2015	Mult Lots	7,000,000	No	No				
HARSH ALICE M	44173-430		11/28/2004	Portion-Asst	1,075,000	No	No				
BATTAGLIA JANE/	26684-79		9/26/1996			No	No	A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2013	1113	Manual		C				
5/28/2013	748	Manual	2,500	C				
8/29/2003	725	Porch	12,000					REBUILD 1ST AND 2N
8/22/2003	713	Manual	4,555					REBUILD FLOOR AND
7/31/2003	622	Porch	16,500					RE-BUILD PORCHES O
6/14/1993	262			1,000				DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/19/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
1/25/2005	MLS	HC	Helen Chinal
4/19/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 20 - Apts 4-8	8	Rating: Average															
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 8	Total: 8			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: BEIGE/WHITE																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C - Average				Kits: 4	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 4							
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:		Alt %:		Frl:	Rating:			Other									
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	4	3	1	M					
Sec Int Wall:		%		Floor:				Additions:	4	2	1	M					
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 4																	
% Heated: 100		% AC:															
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 032.0-0002-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					